174.0	0007	0017.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,228,600 /	1,228,600
					USE VALUE:	1,228,600 /	1,228,600
					ASSESSED:	1,228,600 /	1,228,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZEBARDAST NAZLEE
Owner 2:	LICKORISH ANTONY D
Owner 3:	
Street 1:	53 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DELPHI HOLDINGS LLC -
Owner 2:	-
Street 1:	21 SYCAMORE DRIVE
Twn/City:	WESTWOOD
St/Prov:	MA Cntry:
Postal:	02090

NARRATIVE DESCRIPTION

This parcel contains 9,455 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 3033 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9455.000	785,300		443,300	1,228,600
Total Card	0.217	785,300		443,300	1,228,600
Total Parcel	0.217	785,300		443,300	1,228,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.11 | /Parcel: 405.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	116608
GIS Ref	
GIS Ref	
Insp Date	09/06/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0007-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	539,700	0	11,192.	476,100	1,015,800	1,015,800	Year End Roll	12/18/2019
2019	101	FV		0	11,192.	469,300	469,300	469,300	Year End Roll	1/3/2019
2018	101	FV	205,500	6300	11,192.	360,500	572,300	572,300	Year End Roll	12/20/2017
2017	101	FV	205,500	6300	11,100.	338,800	550,600	550,600	Year End Roll	1/3/2017
2016	101	FV	205,500	6300	11,100.	311,700	523,500	523,500	Year End	1/4/2016
2015	101	FV	193,400	6300	11,100.	291,400	491,100	491,100	Year End Roll	12/11/2014
2014	101	FV	193,400	6300	11,100.	268,400	468,100	468,100	Year End Roll	12/16/2013
2013	101	FV	193,400	6300	11,100.	268,400	468,100	468,100		12/13/2012

!13582!

PRINT

Date	Time
12/11/20	03:30:55

LAST REV

Date	Time
11/03/20	14:14:27
apro	
13582	

USER DEFINED

Prior Id # 1:	116608
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELPHI HOLDINGS	73519-175	1	10/24/2019		1,399,900	No	No		Delphi Holdings LLC stills own a portion of t
SANTOSUOSSO JOH	68289-232		10/27/2016	Estate/Div	458,000	No	No	4	
SANTOSUOSSO JOH	31363-422		5/1/2000	Convenience	1	No	No		
SANTOSUOSSO J	9858-69		9/30/1999	Estate/Div	205,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2018	1597	New Buil	328,000					
10/3/2018	1449	Foundati	14,000	C				
5/8/2018	569	Demoliti	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2020		DGM	D Mann
9/6/2019	Meas/Inspect	DGM	D Mann
5/20/2019	Permit Visit	DGM	D Mann
6/11/2018	Meas/Inspect	DGM	D Mann
10/24/2008	Meas/Inspect	345	PATRIOT
2/26/2000	Inspected	197	PATRIOT
12/20/1999	Measured	163	PATRIOT
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9455		Sq. Ft.	Site		0	70.	0.67	6			Topo	-10					443,300						443,300	

Total AC/HA:	0.21706	Total SF/SM:	9455	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	443,300	Spl Credit		Total:	443,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2019	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99622041
Const Adj.:	0.99989998
Adj $ / SQ:	124.515
Other Features:	103563
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	793278
Depreciation:	7933
Depreciated Total:	785345

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

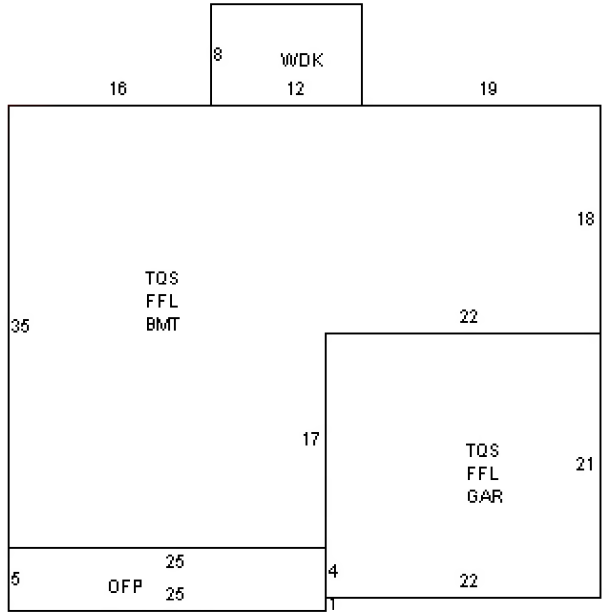
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.79
Special Features:	0	Val/Su Net:	157.47
Final Total:	785300	Val/Su SzAd	258.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,733	124.520	215,785
TQS	3/4 Story	1,300	124.520	161,838
BMT	Basement	1,271	37.350	47,478
GAR	Garage	462	20.410	9,429
OFP	Open Porch	125	29.700	3,712
WDK	Deck	96	16.000	1,536

Net Sketched Area:	4,987		Total:		
Size Ad	3032.75	Gross Are	11667	FinArea	3033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0007-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	